

## INTEROFFICE MEMORANDUM

**TO:** Interested Parties  
**FROM:** Jon MacGillis, Principal Planner  
**DATE:** February 21, 2002  
**RE:** February 21, 2002 Board of Adjustment Result List

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Please find attached the Board of Adjustment Result List.

If you need access to the staff reports or minutes related to these petitions, please go to the PZB, Zoning Web Page at the following hyperlink: <http://www.pbcgov.com/pzb/new/zoning/bofa/zboa.htm>

If you have any questions, please contact Juanita James, BA Secretary at (561)233-5216.

**Result List**  
**Board of Adjustment**  
02/21/2002

BA 2002-004

To allow an addition to a single family dwelling to encroach the required rear setback to allow an existing pond to encroach into the side setback.

<b>Agenda Item</b>	<b>Code Section</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
BA 2002-004	6.5.A Property Development Regulations: To encroach into the rear setback	100 feet	81 feet	19 feet
	1.5.B.4 Previously Approved Developmental Orders: Pond Side Setback for West Property Line	15 feet	8 feet	7 feet
	12284 Sandy Run Rd Jupiter FL 33478			

**Approved with Conditions**

**Condition** The development order for this particular variance shall lapse on February 21, 2003 one year from the approval date. The applicant may apply for an extension provided they complete the time extension application, prior to the original Development Order expiring. (DATE: MONITORING-ZONING-BA)

**Condition** By August 21, 2002, the applicant shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan (Exhibit 9) presented to the Board, simultaneously with the building permit application. (DATE: MONITORING-BLDG PERMIT: BLDG)

**Condition** By February 21, 2003, the applicant shall obtain a building permit for the proposed SFD expansion in order to vest the rear setback variance approved pursuant to BA 2002-004. (DATE: MONITORING-ZONING-BA)

**Condition** By August 21, 2003, or before receiving the Certificate of Occupancy the applicant shall replace the two pine trees and one palm tree removed for the expansion, between the existing SFD and the East property line. (DATE: MONITORING-BLDG INSPECTION-CO)

**Result List**  
**Board of Adjustment**  
02/21/2002

BATE 2002-006

To allow a time extension to the development order and conditions of approval. The original variance was to allow proposed accessory use structure to encroach into the required side and street setbacks, and to

<b>Agenda Item</b>	<b>Code Section</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
BATE 2002-006	5.7.H.2	February 18, 2002	August 18, 2002	6 months
	Time Extension of six month for the Development Order for BA2000-69			
	5.7.H.2	February 18, 2002	August 18, 2002	6 months
	A six month time extension for Condition 2 that required the removal of a carport by February 18, 2002			
	5.7.H.2	February 18, 2002	August 18, 2002	6 months
	A six month time extension for Condition 4 that required the applicant to upgrade landscape buffers along the north and south property line by February 18, 2002			

4427 S. Military Trail, Lake Worth

**Approved with Conditions**

**Condition**

1. The Development Order for BA 2000-069 shall lapse on February 18, 2002 one year from the approval date.

Is hereby amended to read:

The Development Order for BA 2000-069 shall be extended from February 18, 2002 to August 18, 2002; an extension of six-months from the approval date.

**Condition**

No Comment (ENG)

**Condition**

2. By February 18, 2002 or prior to the final C/O of the 4,800 sq. ft. accessory structure, whichever occurs first, the applicant shall remove the carport attached to the west side of the existing SFD. (BOFA?ZONING)

Is hereby amended to read:

By August 18, 2002 or prior to the final C/O of the 4,800 sq. ft. accessory structure, whichever occurs first, the applicant shall remove the carport attached to the west side of the existing SFD. (BOFA?ZONING)

**Condition**

3. The proposed 4,800 SF accessory structure shall be constructed, consistent with the elevation shown on Exhibit 27, in the BA file BA2001?069. (BOFA? ZONING)

**Condition**

4. By February 18, 2002, or prior to C/O of the 4,800 SF building, whichever occurs first, the applicant shall upgrade the north and south property line landscape buffers as shown on Exhibit 9, in the BA 2000069 file. (DATE: MONITORING?ZONING?LANDSCAPE)

**Is hereby amended to read:**

By August 18, 2002, or prior to C/O of the 4,800 SF building, whichever occurs first, the applicant shall upgrade the north and south property line landscape buffers as shown on Exhibit 9, in the BA 2000069 file. (DATE:MONITORING?ZONING?LANDSCAPE)

**Condition**

By February 15, 2002, the property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter, and a copy of the Site Plan Exhibit 26, indicating the BOFA conditions of approval. (DATE: MONITORING?BLDG PERMIT) Per previous BATE 2001068 as approved at September 20, 2001 Board Of Adjustment.

**Result List**  
**Board of Adjustment**  
02/21/2002

BA 2002-003

To allow an existing pool to encroach into the required rear setback and into the existing landscape buffer.

<b>Agenda Item</b>	<b>Code Section</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
BA 2002-003	6.6.A.9.b(1) Property Development Regulations: Setbacks for swimming pools and spas	10.5 feet	-1.5 feet	12.0 feet

7720 Ardwick Dr,  
Lake Worth

**Postponed 30 days**

**Result List**  
**Board of Adjustment**  
02/21/2002

BA 2002-005

To allow an existing utility room to encroach into the required side setback.

<b>Agenda Item</b>	<b>Code Section</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
BA 2002-005	6.5.G.2 Property Development Regulations: Side Interior Setback	7.5 feet	2.2 feet	5.3 feet

1902 Chatham Rd E

**Approved with Conditions**

- Condition** The development order for this particular variance shall lapse on 02/21/03, one year from the approval date. The applicant may apply for an extension provided they complete the time extension application, prior to the original Development Order expiring. DATE: MONITORING-Zoning
- Condition** The variance is only for the side setback for the existing utility room addition. Any further improvements must meet required setbacks. (ONGOING)
- Condition** The utility shed (dimensioned at 21.5' X 11.7') and pool cabana (dimension at 12.2' X 12.2') shall not be used for habitation. (ONGOING)

***Result List***  
***Board of Adjustment***  
02/21/2002

BAAA 2002-007

The petitioner requests an appeal of the Zoning Director's Decision to revoke the Administrative Site Plan Amendment dated October 22, 1998 adding 18 parking spaces to a certified site plan (Petition 88-68, Boca Commerce Park)

**Hearing Results**

Postponed 30 days to March 21, 2002

**Result List**  
**Board of Adjustment**  
02/21/2002

BATE 2002-008

To allow a 12 month time extension to the development order to expire on February 17, 2002.

<b>Agenda Item</b>	<b>Code Section</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
BATE 2002-008	5.7.H.2 Time Extension of 1 year for the Development Order.  1930 N. Congress Ave	02/17/02	02/17/03	12 months

**Approved with Conditions**

**Condition** The development order for BA2000-009 is hereby extended to February 17, 2003. The applicant shall have commenced construction by February 17, 2003 in order to vest the variance. No further time extensions are permitted for the development order.(DATE: MONITORING-ZONING-BA)

**Condition** The required landscape buffer along the southern edge of the property bordering the RM zoning districts (approximately 274' of the southeast property line) shall be upgraded as follows:

- a) 10 foot wide landscape buffer;
- b) 1.5 foot high berm;
- c) 1 additional palm or pine tree every 30 linear feet (ZONING-LANDSCAPE)

**Condition** Board of Adjustment conditions must be attached to the site plan submitted for BCC approval and final DRC site plan certification. (ZONING-ZONING REVIEW/DRC). Completed Site Plan approved September 27, 2000

**Condition** Site plan submitted for BCC approval and final DRC certification shall be consistent with the general intent of the Site Plan reviewed by the Board of Adjustment. Any modifications shall be reviewed by the BA Staff to ensure consistency with the intent of the Board approval. (ZONING) Completed, Site Plan approved September 27,2000.

**Result List**  
**Board of Adjustment**  
02/21/2002

BA 2001-076

To allow a reduction in the side setback for swimming pools; to allow for a portion of the perimeter landscape buffer to be waived.

<b>Agenda Item</b>	<b>Code Section</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
BA 2001-076	6.6.A.9.b.1 Supplementary Property Development Regulations: To allow for reduction in the side setback for a proposed swimming pool.	30 Feet	15 Feet	15 Feet
	6.8.B.4.a Supplementary Property Development Regulations: To allow a 227' portion of a landscape buffer to be reduced in width.	25 Feet	0 Feet	25 Feet

14410 Palmwood  
Drive

**Withdrawn by Applicant**

**Result List**  
**Board of Adjustment**  
02/21/2002

BA 2001-075

To allow for an increase in the maximum building lot coverage; to reduce the lot frontage; to request an increase in the height of fences in the front yards.

<b>Agenda Item</b>	<b>Code Section</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
BA 2001-075	6.5.A  Property Development Regulations: To allow the building lot coverage to encroach into the proposed infill development.	25 % lot coverage	50% lot coverage	100% Increase
	6.5.A  Property Development Regulations: To allow the minimum front lot frontage required to be reduced by 60%.	100 Feet lot frontage	40 Feet lot frontage	60 Feet reduction
	6.6.A.2.c Property Development Regulation: To allow the height of the front yard fence to be increased by 50%.	4 Feet	6 Feet	2 Feet
	Palmwood, Vacant Property			

**Withdrawn by Applicant**